

Planning & Zoning Commission Agenda
Wednesday, June 5, 2013 @ 5:00 pm
City Hall - 70 Court Plaza
First Floor North Conference Room
www.ashevillenc.gov (search "Planning & Zoning Commission")

PRE-MEETING AGENDA – 4:30 PM, 5TH FLOOR CITY HALL

1. Review of agenda items.
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PLANNING & ZONING COMMISSION AGENDA – 5:00 PM 1ST FLOOR CITY HALL

The Planning and Zoning Commission will hear public comments only on items that appear on the agenda. Presentations by the public shall be limited to no more than ten (10) minutes for the main spokesperson for a group and no more than three (3) minutes for other individuals. Additional information may be conveyed to the Planning and Zoning Commission in written form.

ADMINISTRATIVE

1. Approval of minutes from the May 1, 2013 meeting.

VARIANCE REQUEST

1. Downtown project variance - The project identified as **YMCA Addition** at 30 Woodfin Street is seeking a variance from UDO standards found in 7-8-18(f)(13) 'design and operational standards' concerning fenestration requirements for a proposed addition to an existing building. The property is identified in the Buncombe County tax records as PIN 9649-51-0876. Planner Coordinating Review - Alan Glines.

LEVEL II

1. Review of a Level II site plan for the project identified as the **Chrysler Building** located at 162 Coxe Avenue. The project proposes to develop a parking area, add streetscape improvements and develop 24 units and office space within the existing 27,391 square foot building. The property owners are Conabeer, LLC and Coxe Avenue, LLC and the contact is Mark Wilson, ASLA. The property is identified in the Buncombe County Tax records as PINs 9648-38-4172 and 9648-38-4263. Planner coordinating review – Alan Glines

REZONING

1. Request to rezone property located on **42 Old County Home Road** from HB (Highway Business) District to RM-8 (Residential Multi Family Medium Density) District. The petitioner is Michael Ledford. The property is identified as PIN 9628-89-1121. Planner coordinating review – Blake Esselstyn.
2. Request to rezone a portion of property located off **Sweeten Creek Industrial Park** from RS-8 (Residential Single Family High Density District) to IND (Industrial) District. The petitioner is the City of Asheville. The property is identified as a portion of PIN 9657-51-1778. Planner coordinating review – Blake Esselstyn.
3. Request to rezone properties located at **86 Asheland Avenue** from RB (Regional Business) District to CBD (Central Business) District. The petitioner is George Wilds for 86 Asheland, LLC. The property is identified as PINs 9648-38-0833, 9648-38-0625, 9648-38-0529. Planner coordinating review – Alan Glines.

MAP AMENDMENT

1. Request to include parcels located at **86 Asheland Avenue** in the Official Downtown Height Zone Map and Key Pedestrian Street Map found in Article 7-8-18 of the Unified Development Ordinance. The parcels include the PINs 9648-38-0833, 9648-38-0625, and 9648-38-0529. Planner coordinating review – Alan Glines

WORDING AMENDMENT

1. The consideration of amendments to Chapter 7, Section 7-16-1(c)(44), of the Code of Ordinances of the City of Asheville to provide minor adjustments to the **mobile food vending ordinance** and remove limitations on the number of permits allowed to operate in the downtown CBD area. Planner coordinating review – Alan Glines.
2. Proposal for UDO Amendments to sections 7-9-5(c), 7-13-2, 7-13-3, 7-13-4, 7-13-5, and 7-13-8 and 7-13-8(b)(4) of the Unified Development Ordinance regarding **non-conforming signs** to modify the amortization requirements. Planner coordinating review – Judy Daniel.
3. Proposal for UDO amendments to sections 7-9-5(a), 7-9-5(b) and 7-11-4(c) to review thresholds and open space **requirements for industrial projects**. Planner coordinating review – Judy Daniel.

SUBDIVISION MODIFICATION

1. CONTINUED FROM MAY 1, 2013 - A request for a Subdivision Modification to the width of a flag lot to allow for the development of a residential lot. The property is located on **Starmount Drive**. The owner is Joseph D. Baxley and the contact is Steve Agan. The property is identified in the Buncombe County tax records as PIN 9639-30-3373. Planner coordinating review – Julia Fields

(OVER)

CONDITIONAL ZONING

1. TO BE CONTINUED UNTIL JULY 18 - A request for a Conditional Zoning from Residential Multifamily High Density RM16 to Urban Residential District URD CZ for the project identified as **291 East Chestnut Street** located at 287 & 291 East Chestnut Street. The request includes a proposal to construct sixteen (16) multi-family dwelling units in two separate buildings, in addition to four (4) existing units onsite. Modifications to the setback and landscape buffer requirements are requested. The owners are Physis, LLC and Joel Storrow, and the contact is Chad Roberson, AIA. The property is identified in the Buncombe County tax records as PIN 9649-63-3056 and 9649-62-4958. Planner coordinating review – Julia Fields.

SUBDIVISION APPEAL

1. CONTINUED FROM APRIL 3, 2013 - An **appeal of a minor subdivision** recorded in Platbook 134, Page 171 of the Buncombe County Register of Deeds identified as PIN #9648.71.4686 located at **93 Caledonia Road** and PIN # 9648.71.4425 located at **129 Caledonia Road** in the Buncombe County Tax Records. Appellant is the Kenilworth Residents Association, Inc. and the property owner is Caledonia, LLC. Staff coordinating review – Judy Daniel.

DISCUSSION ITEMS

1. Discussion regarding interpretation of review thresholds for Level I, II, & III projects – Shannon Tuch
2. Urban agriculture and proposed UDO amendments – Judy Daniel
3. Proposed changes to Planning & Zoning Commission Rules of Procedure – Judy Daniel
4. Policy on requests for continuances – Judy Daniel

NEXT MEETING

1. Discuss need for mid-month meeting, June 20.
2. **No meeting first week of July. Next meeting will be Thursday, July 18, 2013 at 4 p.m.**